



Connells

Mowbray Road
AYLESBURY



Property Description

Located just a short walk from Aylesbury town centre, this spacious three-bedroom semi-detached home offers versatile living and a host of desirable features.

Upon entering, you're welcomed by a generous entrance hall that leads into a bright and airy front reception room, bathed in natural light thanks to a large front-aspect window and window to side. Adjacent to this is a second reception room, seamlessly connected to the kitchen via a contemporary archway. The kitchen itself is well-proportioned and thoughtfully designed, featuring a variety of wall and base units, an understairs cupboard, and space for essential appliances including a washing machine and fridge/freezer. Off the dining area, the conservatory provides a tranquil space to relax, with patio doors opening directly onto the fully enclosed rear garden.

Completing the ground floor is a convenient downstairs WC and a separate utility room.

Upstairs, the property boasts three generously sized bedrooms, two of which benefit from built-in cupboards, all served by a family-sized bathroom with a shower cubicle.

Outside, the rear garden is laid with patio and includes a fully insulated summerhouse—ideal for use as a home office, studio, or retreat. The property also benefits from driveway parking for two cars and a garage equipped with power and lighting, offering both practicality and potential.

Entrance Hall

Door to front
Carpet underfoot
Radiator

Lounge

18' 6" max x 11' 2" max (5.64m max x 3.40m max)
Window to side
Window to front
Carpet underfoot
Radiator

Dining Room

9' 11" x 8' 10" (3.02m x 2.69m)
Door and window to side
Carpet underfoot
Radiator

Kitchen

9' 10" x 9' 3" (3.00m x 2.82m)
Window to rear
Understairs cupboard
Wall and base units
Space for washing machine and fridge/freezer
Gas hob and electric oven
Carpet underfoot
Water filter

Utility Room

7' 7" x 5' 10" (2.31m x 1.78m)

Window to rear

Door to rear

Space for dryer

Landing

Carpet underfoot

Loft access with ladder

Fully boarded loft with lighting

Bedroom One

11' 3" x 10' 10" (3.43m x 3.30m)

Window to front

Carpet underfoot

Radiator

Bedroom Two

10' 9" x 10' 6" (3.28m x 3.20m)

Window to rear

Carpet underfoot

Radiator

Built in wardrobe

Bedroom Three

7' 10" max x 7' 3" max (2.39m max x 2.21m max)

Window to front

Carpet underfoot

Radiator

Bathroom

Window to rear

Vinyl underfoot

WC

Wash hand basin

Shower cubicle

Towel radiator

Part tiling

Summer House

9' 4" max x 7' 4" max (2.84m max x 2.24m max)

Window to side

Fully insulated

No power

Parking

Driveway

Garage

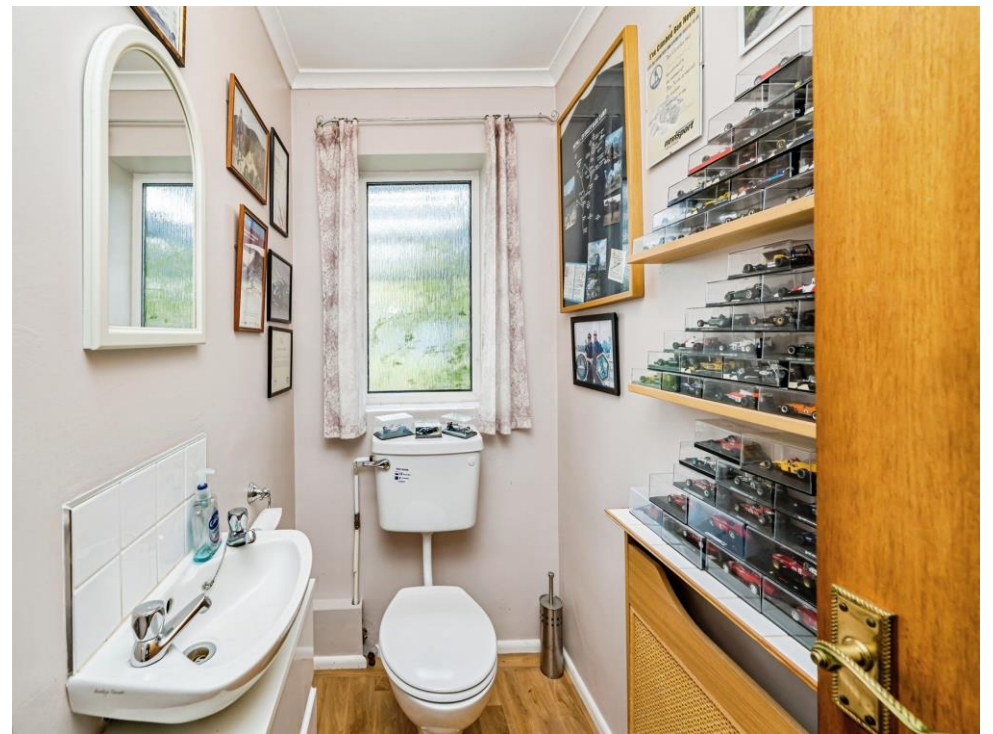
15' max x 7' 9" max (4.57m max x 2.36m max)

Up and over door

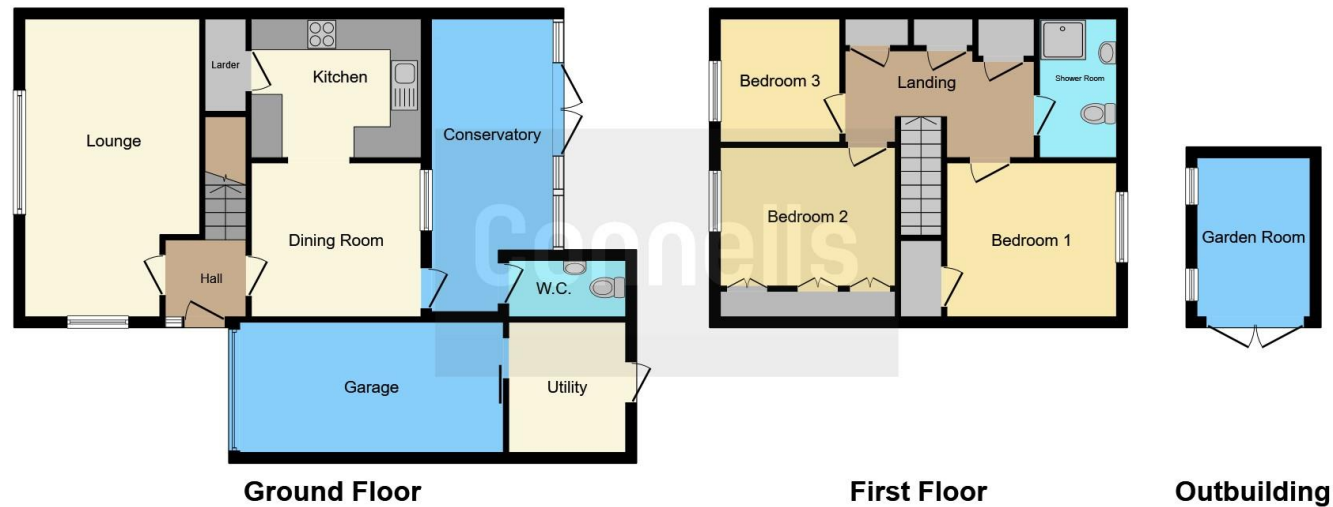
Door to rear

Power and lighting









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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Property Ref: ALS312620 - 0003